COUNTY OF YORK

Department of Environmental & Development Services
Division of Development and Compliance

PROJECT NAME: _____   DEVELOPER: _____
LOCATION: _____   ADDRESS: _____
DATE: _____

PHONE: _____

Section 24.1-375 of the County of York's Zoning Ordinance, Tourist Corridor Management Overlay District.

Statement of intent. In accordance with Section 15.1-503 Code of Virginia and the objectives of the Comprehensive Plan, the Tourist Corridor Management Overlay district regulations are designed and intended to protect the aesthetic and visual character of the transportation corridors leading into and through the designated historic districts of Williamsburg and Yorktown. All development proposed within these corridors shall be subject to procedures and standards in addition to those in the district regulations. Primarily this overlay district is intended to provide a positive visual experience for those visitors coming into and through the County.

All land within two hundred fifty feet (250') of the following arterial rights-of-way shall be included in the overlay district:

George Washington Memorial Highway (Route17) north of Cook Road; Richmond Road (Route 60); Bypass Road (Route 60); Pocahantas Trail (Route 60); Route 132; Merrimac Trail (Route 143) west of Queen Creek; Goosley Road (Route 238) east of Route 17; Cook Road (Route 704), but excluding the east side of the road between Route 17 and Old York Hampton Highway (Route 634); Colonial National Historical Parkway; Second Street from Merrimac Trail to the City of Williamsburg boundary line.

Submittals and Attachments

Along with this application the following must be submitted. Please check the appropriate boxes.

Attached | See site plan

☐ ☐ Comprehensive sign plan including design, materials, and colors to be utilized. Signs shall generally have no more than three (3) colors.

☐ ☐ Architect's or artist's rendering of all proposed structures depicting the front, side and rear elevation including architectural treatment of all structural exteriors to be visible from an external roadway, including building materials and colors to be utilized. Long monotonous facade designs shall be avoided including, but not limited to, those characterized by unrelieved repetition of shape or form or by unbroken extension of line. Generally no more than three (3) colors shall be used per building.

☐ ☐ Rendering of the landscape treatment in perspective view depicting parking areas visible from public road. If appropriate, this rendering may be combined with the above requirement.

☐ ☐ The location and design of all proposed exterior site lighting within the proposed development.

☐ ☐ Photographs or drawings of neighboring uses and architectural styles.

Tree Protection

Please be aware that Section 24.1-375 (d) stipulates that within a TCM District no person shall cut, destroy, move or remove any living, disease-free tree of any species having a trunk caliper of eight inches (8") or larger until final approval of required site plans and subdivision plans authorized by the County. If any trees are to be removed due to site development, they must be identified and subsequently replaced with trees at a minimum height of twelve feet (12'). The County may require replacements at ratios greater than one-to-one (based on size, spatial coverage, and maturity differences).

Architectural Standards

Please check the appropriate boxes.

☐ Yes ☐ No ☐ N/A - Are there any large work area doors or open bay doors proposed?

☐ Yes ☐ No - If yes, are the doors perpendicular to the rights-of-way and totally screened from view (including landscaping, fencing, and other structures)?

☐ Yes ☐ No ☐ N/A - Is the site designed so that none of the following will be visible from the rights-of-way: heating, ventilating and air conditioning equipment, duct work, air compressors, other fixed operating machinery, large trash receptacles, dumpsters, utility meters, above ground tanks, satellite dishes, antennas, etc.?

☐ Yes ☐ No ☐ N/A - Is there any proposed fencing located in front of the building(s)?

☐ Yes ☐ No - If yes, is the fence landscaped to minimize visibility, or of a style which is harmonious with adjacent development?

☐ Yes ☐ No ☐ N/A - Will the structures(s) or building(s) use brick, natural wood siding, or other material with similar texture and appearance? If no, please describe:
_____

☐ Yes ☐ No ☐ N/A - Is there any proposed lighting on the structure(s) or building(s)?

☐ Yes ☐ No - If yes, will the lighting be recessed under roof overhangs or generated from a concealed source, low level light fixtures?

☐ Yes ☐ No ☐ N/A - Will there be any proposed lighting for the site?

☐ Yes ☐ No - If yes, will it be of a clear white or amber light that does not distort colors and from concealed sources?

☐ Yes ☐ No ☐ N/A - Will the site lighting fixtures or devices be directional or cut-off type capable of shielding the light source to provide well-defined lighting patterns and keep the spill-over from adjoining properties, buffers, highways, and avoid impairing in anyway the vision of motor vehicle operators?

☐ Yes ☐ No ☐ N/A - Are there any proposed signs for this development?

☐ Yes ☐ No - Will the free-standing sign be a ground-mounted monument type?
☐ Yes ☐ No - Will the sign(s) be larger then thirty-two square feet (32ft^2)?

☐ Yes ☐ No - Will the sign(s) be erected to a height greater than twelve feet (12')?

☐ Yes ☐ No ☐ N/A - Are there any proposed outdoor storage areas?

☐ Yes ☐ No   - If yes, is it screened so that they are not visible from public rights-of-way, internal roadways, and adjacent properties?

☐ Yes ☐ No ☐ N/A - Is ten percent (10%) of the parking areas devoted to landscaped islands?

☐ Yes ☐ No ☐ N/A - If the surface parking is within forty-five feet (45') of a public road right-of-way, is it screened from direct view from the public road by shrubbery and earthforms?

☐ Yes ☐ No ☐ N/A - Is the proposed site landscaping designed to blend the architecture of the structures on the site with the natural landscape and character of the surroundings?

Developer's Signature _____ Date: _____

Development and Compliance staff recommendations:

_____
_____
_____

Planner's Signature _____ Date: _____

Zoning Administrator's Signature _____ Date: _____
      ☐ Approved   ☐ Disapproved   ☐ Approved per below conditions

_____
_____
_____